



mahira
HOMES 63A

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my home mahira home.

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MAHIRA GROUP- a business entity with a difference. An organization that places personal integrity over everything, Mahira Group strives to do every business in different segments with a sense of purpose that is beyond commercial transaction.

The group of people span over number of industries; namely, A luxedget(luxury in budget) real estate business focused on delivering complete value by fulfilling promises and expectations, and A construction business, far more than just buildings, we see property in terms of its larger context, whether we are regenerating forgotten parts of the city or reviving local communities. On every project, we consider possibilities such as community involvement and social inclusion, and strive to create places that invoke local pride

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WELCOMES YOU TO

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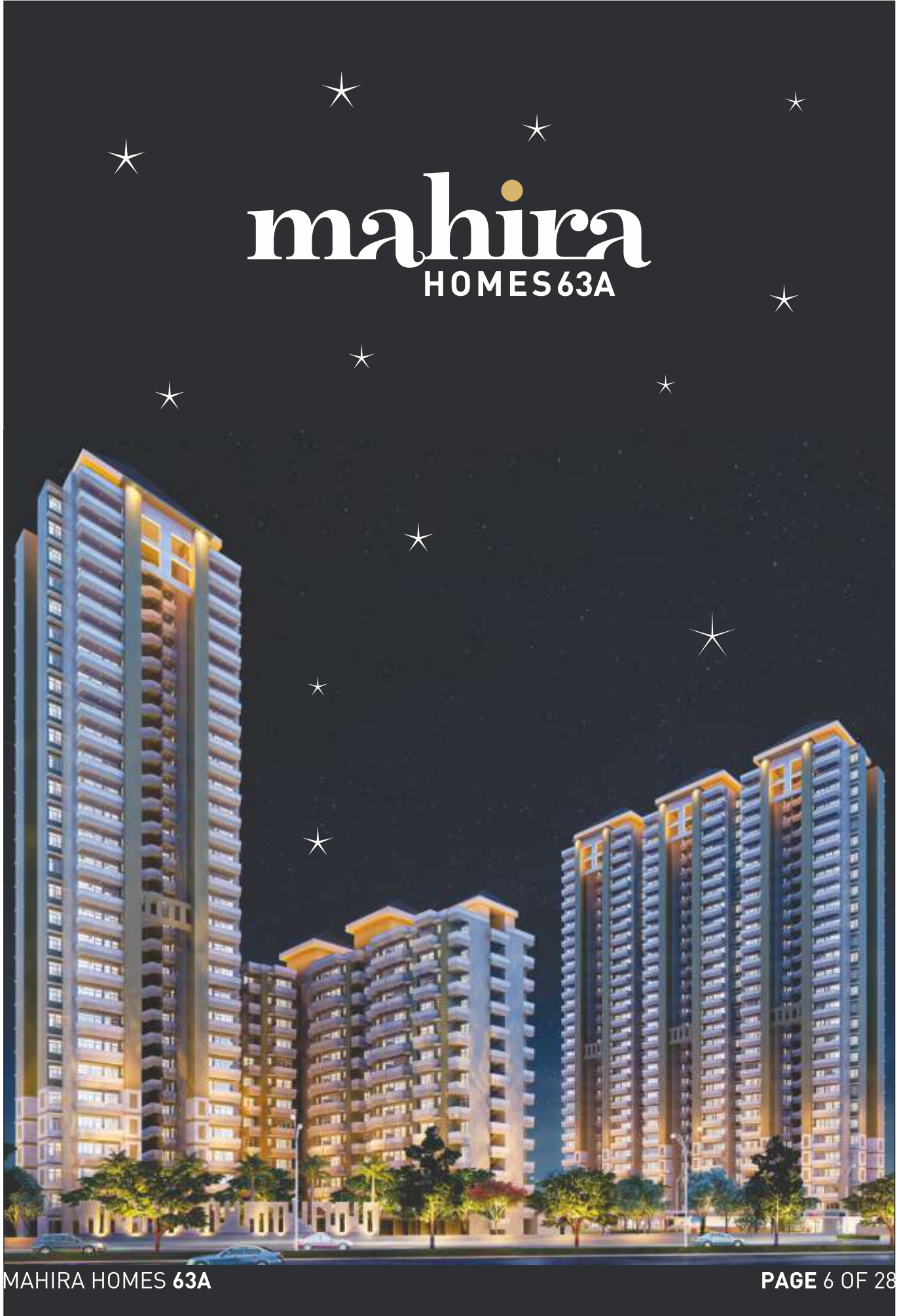
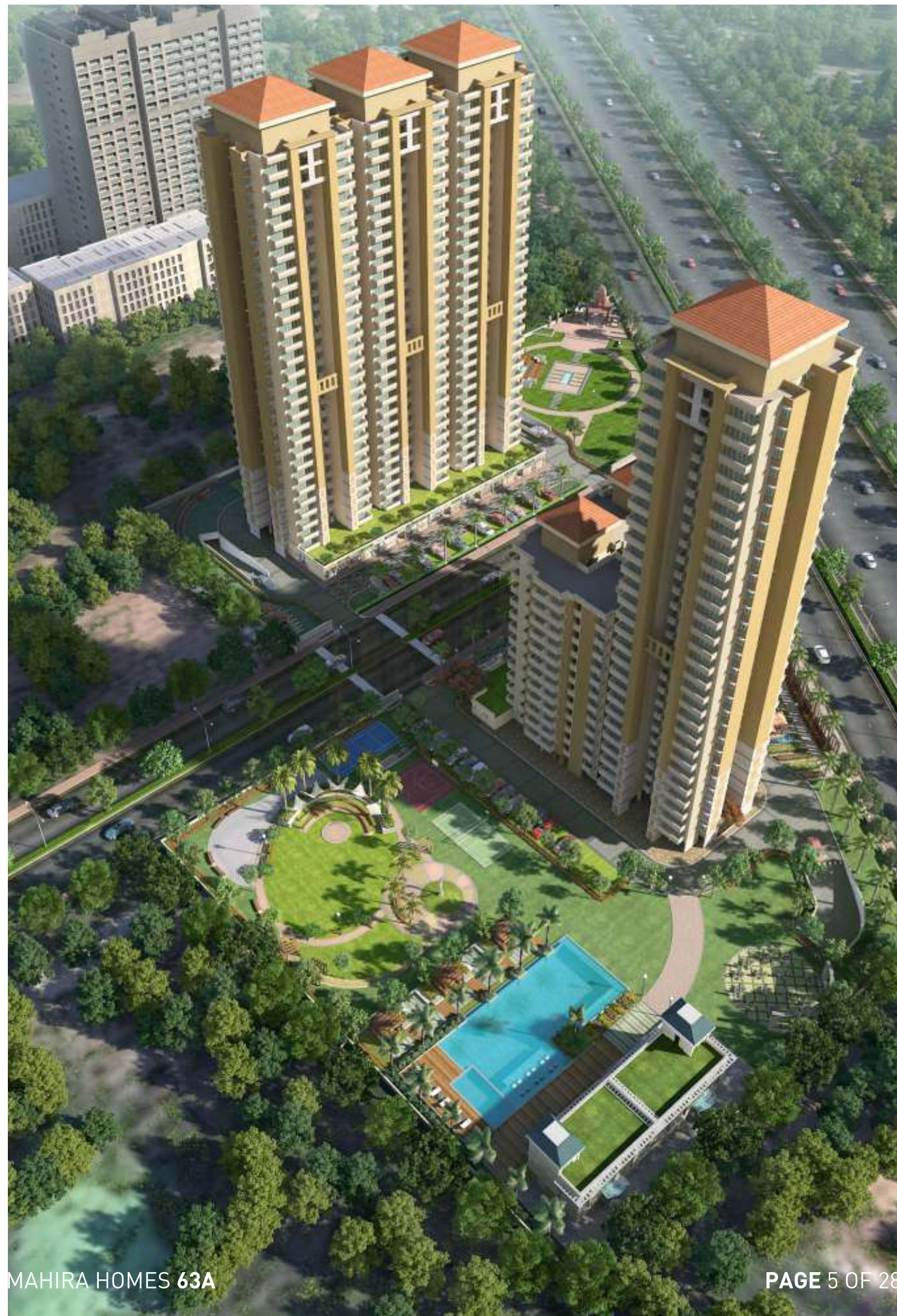
India's first pilot luxury project in budget with well planned residential complex along with infrastructure, roads, covered parking, internal garden, water supply and security.

4.98
ACRES OF
GREENLAND

24/60
MTR WIDE
ROAD

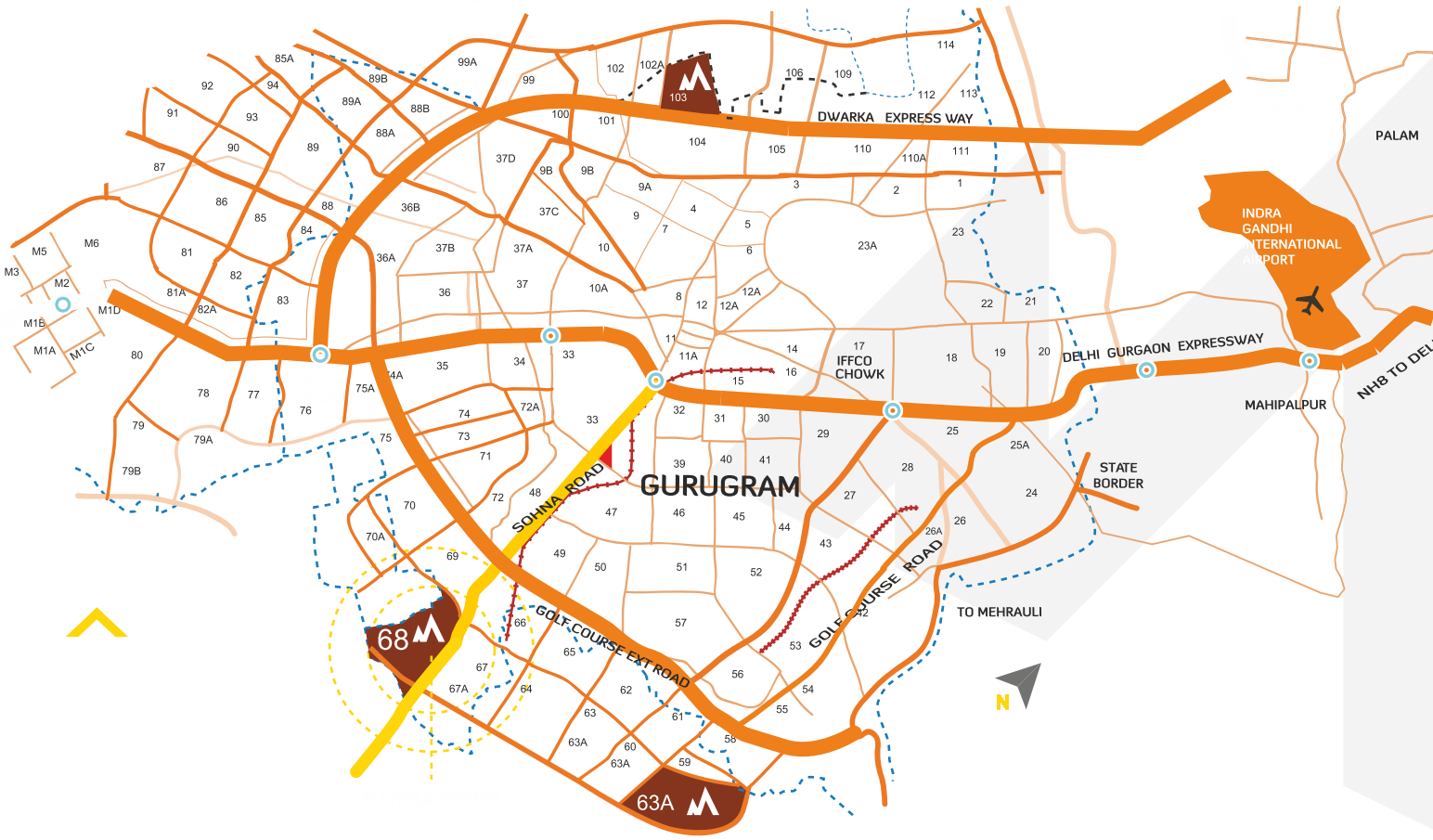
636
LUXURIOUS
APARTMENTS

4
HIGH RISE
TOWERS



SITE LOCATION









-  Indira Gandhi International Airport — — — — — 20 mins
-  Medanta Hospital — — — — — 10 mins
-  Metro Station — — — — — 05 mins
-  Golf Course Road — — — — — 05 mins



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PROJECT HIGHLIGHTS









-  Water Management
-  5 Acres of Green Land
-  Natural Light
-  Commercial Complex
-  Waste Management
-  Road Network
-  Four side open entry and exit
-  Parking for every flat



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PROJECT HIGHLIGHTS

-  Clean Premises
-  Kitchen with utility balcony
-  Energy Efficiency
-  Saves water & Electricity upto 20-30%
-  Promotes Health & Well-being
-  Good Air Quality & Ventilation
-  Conservation of Natural Resources
-  Effective Waste Management for



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APARTMENTS



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3 BHK APRTMENTS



UNIT AREA

Unit Type	: 3 BHK
Carpet Area	: 643.278 SQFT
Balcony Area	: 112 SQFT

UNIT TYPE

LIVING	: 01
DINING	: 01
BALCONY	: 02
KITCHEN	: 01
BED ROOM	: 03
TOILET	: 02

2 BHK APARTMENTS



UNIT AREA	
Unit Type	: 2 BHK
Carpet Area	: 507.684 SQFT
Balcony Area	: 100 SQFT

UNIT TYPE	
LIVING	: 01
DINING	: 01
BALCONY	: 03
KITCHEN	: 01
BED ROOM	: 02
TOILET	: 02

PROJECT SPECEFICATION

Aluminum Form Work

Make S-Form from Korea & MFE from Malaysia
Benefits better quality & finish from conventional system earthquake resistant Structure

Tiles

Make Varmora & Orient bell
Benefits using PGVT (vitrified tiles) for better look & feel others are using Soluble salt Tiles

UPVC Door & Window

Make Okotech & Equivalent with Glass of ASAI, Saint Gobin & Equivalent
Benefits High Performance Glass with light transmission for better cooling & energy saving, others are using plain glass

Door Frames & Shutter

Make Bhutan Tuff & other reputed brands
Benefits Hard wood red marandi & Shutters are with both sides laminate for better look and feel

CP fittings

Make Euro Grass,Prayag & equivalent
Benefits Low-flow fixtures for water saving

Sanitary Fittings

Make Varmora & equivalent
Benefits Dual Flushing for water saving

Lift

Make Schindler /Otis / Kone
Benefits Safety Feature - ARD System, MRL, Safety brakes Door sensors, Door closing devices, Hoistway door interlocks, Pit buffers, Emergency lighting, Emergency power, Fire emergency systems

Wires & cables

Make Finolex, Havells, Polycab & Equivalent
Benefits Less Maintenance cost in long run

Switches

Make North West, ABB & Equivalent
Benefits Modular design with better durability & Less Maintenance cost in long run

Plumbing Pipes

Make UPVC - Supreme & Prince ..
Benefits Less Maintenance cost in long run

External & Internal Paints

Make Asian, Burger, Dulux & Equivalent
Benefits Low VOC Paint are good for both the environment and humans External Weather Coat paints with temperature reduction

Lighting

Make Syska, Osram & equivalent
Benefits LED in common area with energy efficient model

Solar

Godrej Solar System to generate electricity for common area lighting to minimize the consumption of electricity

SWT

Segregating the solid waste into dry & wet waste to produce manure for landscape plantation

Common Area

Udaipur green stone with combination of Tiles

PROJECT DETAILS / PAYMENT PLAN

LICENSE NO.	128 OF 2019
Project Area	4.98 acres
Location	Sector 63 A, Gurugram
No. of Flats	636
No. of Towers	4
Sale price (On carpet area)	4000/- PSF (Additional cost of 500/- PSF on balcony)
Completion	4 years
Amenities	50% Open Space, Lift, Community Centre, Adequate Parking

APARTMENT DETAILS

3 BHK UNIT TYPE	TYPE A
TOTAL FLATS	448
CARPET AREA SQ. FT.	643.278
BALCONY AREA SQ. FT.	112
*SALE PRICE (7)	26,23,112
BOOKING AMOUNT	1,28,655.60

APARTMENT DETAILS

2 BHK UNIT TYPE	TYPE B
TOTAL FLATS	188
CARPET AREA SQ. FT.	507.684
BALCONY AREA SQ. FT.	100
*SALE PRICE (7)	20,80,736
BOOKING AMOUNT	1,01,536.80

*Applicable GST extra / area and booking amount approx.

ELIGIBILITY CRITERIA

Any person can apply, however, the PMAY beneficiaries, which include their spouse or depended children, identified by the Urban Local Bodies Department, Haryana under “Pradhan Mantri Aawas Yojna-Housing for All” programme shall be granted preference in allotment. First priority shall be given to the identified beneficiaries of the said town followed by other PMAY beneficiaries of the State of Haryana. Thereafter, for the remaining flats, persons which include their spouse or dependent children who do not own any flat/plot in any HUDA developed colony/sector or any licenced colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi shall be given next preference in allotment of flats. An applicant in a specific colony shall make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy in any other colony. In case he/she is successful in more than one colony, he/she will have choice to retain only one flat. All such applicants shall submit an affidavit to this eGect”.

TIME LINKED PAYMENT PLAN

PARTICULARS	INSTALLMENT PERCENTAGE
At the time of application	5% of Total Cost of Flat
Within 15 days of issuance of allotment letter	20% of Total Cost of Flat
Within 6 months of issuance of allotment letter	12.5% of Total Cost of Flat
Within 12 months of issuance of allotment letter	12.5% of Total Cost of Flat
Within 18 months of issuance of allotment letter	12.5% of Total Cost of Flat
Within 24 months of issuance of allotment letter	12.5% of Total Cost of Flat
Within 30 months of issuance of allotment letter	12.5% of Total Cost of Flat
Within 36 months of issuance of allotment letter	12.5% of Total Cost of Flat

*NOTE :
• In case of re-allotment, amount due from original allotment till the date of re-draw, will be payable by the new allottee.
• Subsequent installments will be payable as per payment plan applicable to the original allottee.
• Final price of the flat will be worked out based on actual area handed over to the allottee.
• Any change in the GST rate or any fresh tax levy will be accordingly be made applicable to the allottee.
• Selection of specifications mentioned above will be at discretion of the developer and shall be applicable to all units under the project.

PROJECT DETAILS / PAYMENT PLAN

LICENSE NO.	128 OF 2019
Project Area	4.98 acres
Location	Sector 63 A, Gurugram
No. of Flats	636
No. of Towers	4
Sale price (On carpet area)	4200/- PSF (Additional cost of 1000/- PSF on balcony)
Completion	4 years
Amenities	50% Open Space, Lift, Community Centre, Adequate Parking

APARTMENT DETAILS	
3 BHK UNIT TYPE	TYPE A
TOTAL FLATS	448
CARPET AREA SQ. FT.	643.278
BALCONY AREA SQ. FT.	112
*SALE PRICE (7)	28,01,767.60
BOOKING AMOUNT	1,35,088.38

APARTMENT DETAILS	
2 BHK UNIT TYPE	TYPE B
TOTAL FLATS	188
CARPET AREA SQ. FT.	507.684
BALCONY AREA SQ. FT.	100
*SALE PRICE (7)	22,32,272.80
BOOKING AMOUNT	1,06,613.64

*Applicable GST extra / area and booking amount approx.

ELIGIBILITY CRITERIA

Any person can apply, however, the PMAY beneficiaries, which include their spouse or depended children, identified by the Urban Local Bodies Department, Haryana under "Pradhan Mantri Aawas Yojna-Housing for All" programme shall be granted preference in allotment. First priority shall be given to the identified beneficiaries of the said town followed by other PMAY beneficiaries of the State of Haryana. Thereafter, for the remaining flats, persons which include their spouse or dependent children who do not own any flat/plot in any HUDA developed colony/sector or any licenced colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi shall be given next preference in allotment of flats. An applicant in a specific colony shall make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy in any other colony. In case he/she is successful in more than one colony, he/she will have choice to retain only one flat. All such applicants shall submit an affidavit to this eGect".

CONSTRUCTION LINK PAYMENT PLAN (CLP)

EVENT	COST (%)
Booking	5%
Within 15 days Issuance of Allotment Letter	20%
On Start of Construction (Excavation Work)	12.5%
On Completion of Plinth Work	12.5%
At Completion of 25% of Superstructure	12.5%
At Completion of 50% of Superstructure	12.5%
At Completion of 75% of Superstructure	12.5%
At the time of MEP	7.5%
At the Time of Offer of Possession	5.%

- *NOTE :
- In case of re-allotment, amount due from original allotment till the date of re-draw, will be payable by the new allottee.

Subsequent installments will be payable as per payment plan applicable to the original allottee.

Final price of the flat will be worked out based on actual area handed over to the allottee.

Any change in the GST rate or any fresh tax levy will be accordingly be made applicable to the allottee.

Selection of specifications mentioned above will be at discretion of the developer and shall be applicable to all units under the project.

ONGOING PROJECTS

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ONGOING PROJECTS

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